

BK0353PG0700

ARCHIE RAY GARNER, ET UX
2871 Pleasant Hill Road
Nesbit, MS 38651
601-429-9455 (H)
Business Phone None

STATE MS.-DESOTO CO.

JUN 10 1 30 PM '99

GRANTOR(S)

BK 353 PG 700
W.E. DAVIS CH. CLK.

TO

WARRANTY DEED

JAMES CURTIS GARNER
2871 Pleasant Hill Road
Nesbit, MS 38651
601-429-9455 (H)
Business Phone None

GRANTEE(S)

For and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, the receipt and sufficiency of all of which is hereby acknowledged, we, Archie Ray Garner and wife, Mary Sue Garner, Grantors, do hereby sell, convey, and warrant unto James Curtis Garner, Grantee, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Survey of a 2.234 acre parcel being part of the Garner 20.00 acre tract located in the East 1/2 Section 28, Township 2, Range 7W, DeSoto County, Mississippi and more particularly described as follows: *IN THE S.E. QUARTER*

Commencing at a point at the intersection of the South line of Pleasant Hill Road and the West line of Getwell Road, said point being 5.365' East of the West line of Section 28, Township 2, Range 7W, thence southwardly along the West R.O.W. line of Pleasant Hill Road a distance of 903.83' to the point of beginning; thence continuing along said West line S 4°33'00" E a distance of 117.27' to a point; thence S 3°39'00" E a distance of 186.70' to a point; thence S 83°45'03" E a distance of 321.67' to the point of beginning containing 2.234 acres more or less.

This property is not located in a Special Flood Hazard Area according FEMA Flood Insurance Rate Map Number 28033C0110 D dated May 3, 1990.

Pursuant to the survey of said property by Timothy E. McCaskill, P.L.S. number 2645 dated March, 1999.

The warranty in this deed is made subject to subdivision and zoning regulations in effect by the DeSoto County Planning and Zoning Commission and to rights-of-way and easements for public roads and public utilities.

Possession will be given with delivery of this deed.

Witness our signatures, this the 10 day of June, 1999.

Archie R. Garner
Archie Ray Garner, Grantor

Mary Sue Garner
Mary Sue Garner, Grantor

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 10 day of June, 1999, within my jurisdiction, the within named Archie Ray Garner and wife, Mary Sue Garner, who acknowledged that they executed the above and foregoing instrument.

Cathy Schwegel
Notary Public

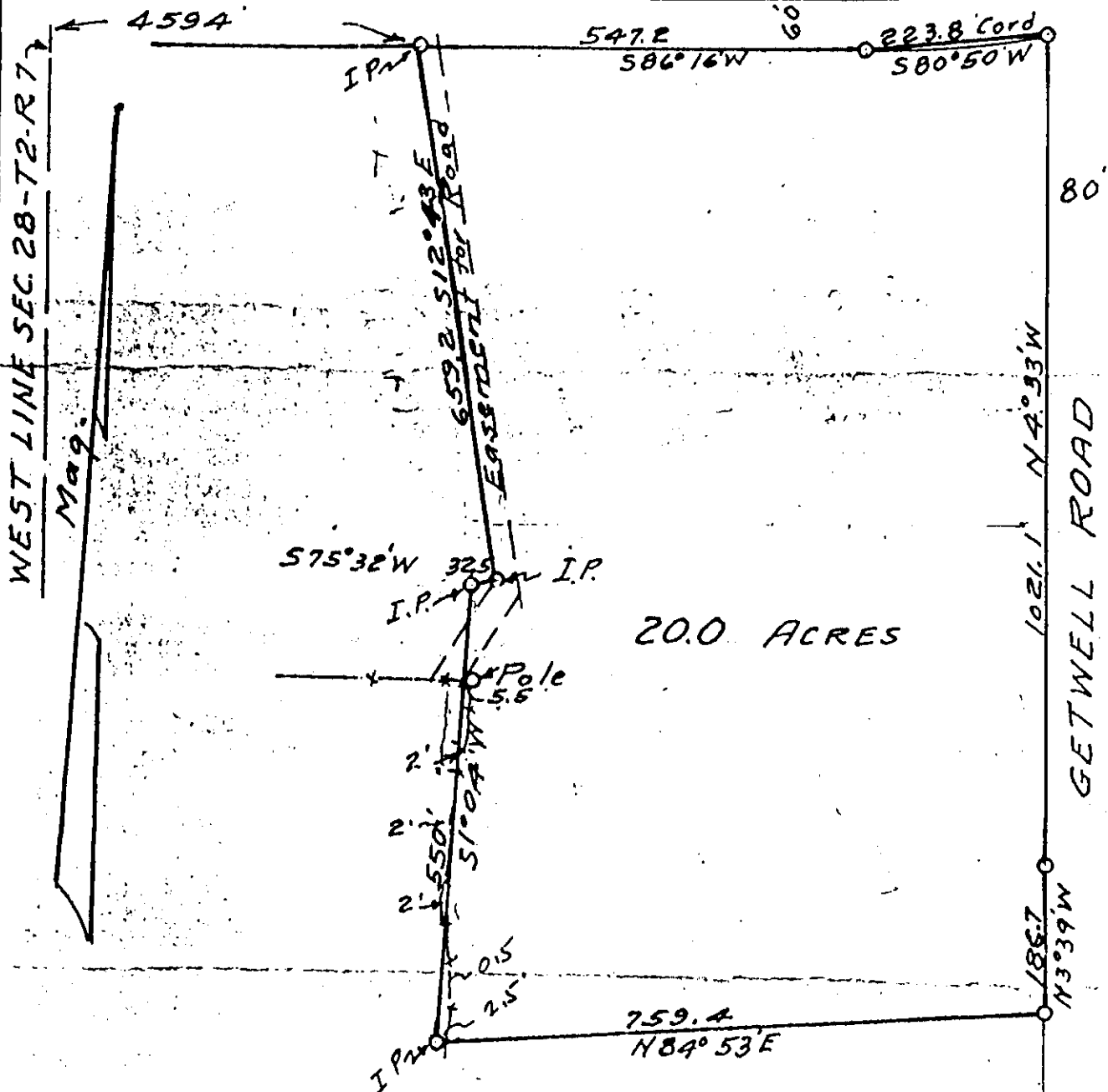
My Commission Expires:

My Commission Expires June 14, 2002

Prepared by:
H.R. Garner
P.O. Box 443
Hernando, MS 38632
601-429-4411

No title opinion requested nor given

PLEASANT HILL ROAD



SURVEY OF PART OF E 1/2 SEC. 28-T2-R7W
 DESOTO COUNTY MISSISSIPPI-SCALE 1"=200'
 OCT. 1971 J.E. LAUDERDALE-CIVIL ENGINEER

PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS

TYPE OF INSTRUMENT:

(X) DEED () QUITCLAIM DEED () DEED OF TRUST () OTHER

PREPARER'S NAME AND ADDRESS:

(X) H. R. Garner
Attorney at Law
283 Loshier Street
Hernando, MS 38632
601-429-4411

INDEXING INSTRUCTIONS:

Please index in the East 1/2 of Section 28, Township 2 South, Range 7 West, DeSoto County, Mississippi

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

(X) Archie Ray Garner
2761 Pleasant Hill Road
Nesbit, MS 38651